

PHAPlans

AnnualPlanforFiscalYear2002

**HOUSINGAUTHORITYOFTHECITYOF
ORANGE
340THOMASBOULEVARD
ORANGE,NEWJERSEY07050**

**NOTE:THIS PHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Orange

PHANumber: NJ025

PHA Fiscal Year Beginning: 04/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050
- ☒ PHA development management offices located at
125 South Essex Avenue
Orange, New Jersey 07050

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA located at
340 Thomas Boulevard
Orange, New Jersey 07050
- ☒ PHA development management offices located at
125 South Essex Avenue
Orange, New Jersey 07050

AnnualPHAPlan PHAFiscalYear2002

i. AnnualPlanType:

X **StandardPla n**

ii. ExecutiveSummaryoftheAnnualPHAPlan

The Housing Authority of the City of Orange was founded in 1938 to provide decent, safe and sanitary housing to lower income people, using funds from the U.S. Department of Housing and Urban Development and other assistance made available for such purposes.

In 1953, our first complex, Dr. Walter G. Alexander Court was erected and in 1954, Fr. Rasi Homes was built to house low -income families. In 1973, Washington Manor Senior Citizens complex was built to house the elderly and disabled.

The Section 8 Program was enacted as part of the Housing and Community Development Act of 1974, which codified the U.S. Housing Act of 1937. The Orange Housing Authority is currently administering 562 Housing Choice Vouchers. The Section 8 Program was enacted as part of the Housing and Community Development Act of 1974, which codified the U.S. Housing Act of 1937. The requirements of this rental assistance program are described in the Section 8 Administrative Plan and implemented through the Section 8 housing office.

Overall, the Orange Housing Authority's image can be characterized as one that promotes improvement in the quality of life and economic stability for our resident population. The Orange Housing Authority further works to ensure equal opportunity in housing for all Americans.

Overview

Since its inception, the Authority has worked with citizens of the community to provide affordable, decent, safe and sanitary housing for low -income families, seniors and disabled citizens.

The Quality Work and Housing Responsibility Act of 1998 mandated changes in the operation of this housing authority. The Orange Housing Authority continues to be

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faced with the decreasing availability of funding and the need to increase services for low-income Americans. Drugs are ever present at the Orange Housing Authority complexes and the surrounding areas. The Authority contracted with the police department of the City of Orange to provide six police officers, assigned exclusively to the Orange Housing Authority developments. These police officers provide patrol and security services to the Authority in an effort to eradicate the areas in and about the complexes of drugs and other illegal activities. The Authority has converted an existing apartment in our 332 Gray Street complex to a police mini sub-station, which houses an office for the police, a temporary holding area and surveillance equipment. Unfortunately, the contract will expire shortly and funding may not be available to continue these services.

New Jersey Housing Authorities are unique in that they are the only housing authorities in the country required to have their Executive Director and members of the Board of Commissioners certified by the State. The State Department of Community Affairs is responsible for administering a course of study for Executive Directors that is comprised of ten (10) courses. The course study for Commissioners is five (5) courses. Executive Directors have two (2) years in which to successfully complete their courses and Commissioners have eighteen (18) months. In addition to the successful completion of their course of study, Executive Directors must have five (5) years experience and hold a four-year college degree.

The Orange Housing Authority's business office is located at 340 Thomas Boulevard, Orange, New Jersey 07050. There is also a rental office located at our Father Rasi Homes site at 125 South Essex Avenue, Orange, New Jersey 07050. The Orange Housing Authority has been operating under federal subsidy, rental income, and grants to fund its programs. The availability of funding is essential for the Authority to maintain its current level of operations and provide services to its tenants and assisted families.

The Orange Housing Authority is now at a point where they must continue to provide all programs under limited budget constraints, with more extensive regulations and laws. We submitted a Hope VI Demolition and Revitalization Application in 2001, which was not funded. We anticipate another submission in 2002 for our Fr. Rasi Homes complex.

Objectives

The Orange Housing Authority will strive to increase the availability of decent, safe and sanitary housing in the area and to ensure equal opportunity in housing for all Americans. The Authority will promote self-sufficiency of families and individuals that are participants and residents, to improve the quality of life and economic stability of our residents. These goals and objectives are further described in the Admissions, Occupancy and Rental Policy that has been adopted by the Board of Commissioners.

Capital Improvements

According to the opportunities and requirements for the Orange Housing Authority described in this annual plan, and based on what we feel are sound business assumptions; our annual capital requirements are as listed in our budgets submitted to HUD for funding.

To accomplish this goal we have developed a comprehensive plan to intensify and accelerate our marketing activities and improve our customer service operation. To implement our plans we will need adequate funding revenues, including the procuring of grants to aid in our efforts to comply with this plan.

Administrative Management Team

Our management team consists of 13 men and women.

Executive Director	Accounting Assistant
Assistant Executive Director	Senior Account Clerk
Public Housing Manager	Program Director, HAPP
Public Housing Manager, On Site	Leased Housing Technician
Maintenance Superintendent	Clerk Typist, Section 8
Assistant Maintenance Superintendent	Clerk Typist, Management
Tenant Relations Assistant	

The Board of Commissioners is comprised of seven members. The Mayor of the City of Orange Township appoints one Commissioner and the Governor of the State of New Jersey appoints one Commissioner. The five remaining members are appointed by the municipal governing body. The Board of Commissioners assists the management

team in setting policy, appoints the Executive Director, and provides other services as described in the By Laws of the Orange Housing Authority. The Board of Commissioners is not responsible for management decisions and the day-to-day operations of the Authority. In addition, the Board members provide tremendous support for management decisions and creativity.

Service Strategy

The Orange Housing Authority will provide the goals and objectives as described herein, and will make annual plans for each specific year. The Orange Housing Authority shall continue to provide the most services possible, providing the funds available.

Customer Profile

The Orange Housing Authority's primary market is low income, African American citizens. Over the last five years, there has also been an increased market for Latino and Haitian citizens. The most typical customer for our assistance is someone in the lower income category that needs assistance to provide housing for their family. With the inception of the 1998 Quality Work and Housing Responsibility Act, our client base has changed because of income targeting. In the public housing program, we must now accept 40% of new admissions with incomes at or below 30% of the area median. For the rental assistance program we must accept 75% of new admissions with incomes at or below 30% of the area median. This will have an effect on our ability to create mixed income complexes, assist working families, and generate rental income for operations.

Affirmative Marketing Plan

The Orange Housing Authority's marketing strategy is to improve, enhance, promote and support the fact that our housing can be of benefit to lower income citizens to help them obtain self-sufficiency, improve their quality of life and achieve economic stability.

The Orange Housing Authority's affirmative marketing strategy incorporates plans to inform the public we wish to serve of the availability of our housing and services through advertisement in the local and minority newspapers, bulletin boards and tenant

newsletter. The Authority has also incorporated plans to reach the non-English speaking community, specifically the Latino and Haitian communities, which are increasing in the City of Orange. The determining factors in choosing these channels are the service to be provided, consideration to the most saturation for the least cost, and other criteria to be determined by the Orange Housing Authority.

Advertising and Promotion

The Orange Housing Authority's overall advertising and promotional objectives are to position it as a leader in the market of affordable rental housing. We will develop an advertising campaign built around the increasing availability of decent, safe and affordable housing for American citizens, the desire of the Orange Housing Authority to ensure equal opportunity in housing for all citizens, and improving the quality of life for residents and participants. In addition to standard advertising practices, we will gain considerable recognition through grants, public service announcements, press recognition, public comment and word of mouth.

Conclusion

The Orange Housing Authority will work toward increasing the availability of decent, safe and affordable housing and to do everything possible to ensure equal opportunity in housing for all Americans. The Authority will promote self-sufficiency and asset development of families and individual residents and/or participants, and to improve the quality of life and economic stability of residents and participants.

The Orange Housing Authority will make every effort to garner services from other public agencies within the municipality, county and state, and where possible collaborate with other housing authorities and/or public entities.

iii. Annual Plan Table of Contents

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Attachments		
Required Attachments:		
X	Admissions Policy for Deconcentration	
X	FY2002 Capital Fund Program Annual Statement	48
<input type="checkbox"/>	Most recent board - approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	
Optional Attachments:		
X	PHA Management Organizational Chart	
X	FY2000 Capital Fund Program 5 Year Action Plan	
<input type="checkbox"/>	Public Housing Drug Elimination Program (PHDEP) Plan	
X	Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input type="checkbox"/>	Other (List below, providing each attachment name)	

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	6,136		4,685			1,2,3	Orange
Income>30%but <=50%ofAMI	1,404		1,028			1,2,3	Orange
Income>50%but <80%ofAMI	1,046		315			1,2,3	Orange
Elderly	4,499					0,1	Orange
Familieswith Disabilities							
Race/Black	7,508					0,1,2,3	
Race/White	3,361					0,1,2,3	
Race/Asian	131					0,1,2,3	
Race/Hispanic	422					0,1,2,3	

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ☐ ConsolidatedPlanoftheJurisdiction/s
Indicateyear:
- X U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset –1999Information –2000C ensusInformationnotavailableforOrange
- ☐ AmericanHousingSurveydata
Indicateyear:
- ☐ Otherhousingmarketstudy
Indicateyear:
- ☐ Othersources:(listandindic ateyearofinformation)

B. Housing Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

PublicHousingProgram

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section8tenant -basedassistance <input checked="" type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopm ent/sub-jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	296		7%
Extremelylow income<=30%AMI	291	98.31%	
Verylowincome (>30%but<=50%AMI)	4	1.35%	
Lowincome (>50%but<80%AMI)	1	.34%	
Familieswith children	151	51.01%	
Elderlyfamilies	72	24.32%	
Familieswith Disabilities	73	24.66%	
Race/Black	267	90.20%	
Race/Hispanic	13	4.39%	
Race/Haitian	13	4.39%	
Race/Caucasian	4	1.35%	
Characteristicsby BedroomSize (Public Housing Only)0BR	138	46.62%	
1BR	33	11.15%	
2BR	79	26.69%	
3BR	43	14.53%	
4BR	1	.34%	
5BR	0	0%	

HousingNeedsofFamiliesontheWaitingList			
5+BR	0	0%	
Isthewaitinglistclosed(selectone)?XNo <input type="checkbox"/> Yes Ifyes: Howlonghasitb eenclosed(#ofmonths)? DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> NoXYes			

Section8 HousingChoiceVoucherProgram

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) XSection8tenant -basedassistance <input type="checkbox"/> PublicHousing <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/sub -jurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	1,482		10%
Extremelylow income<=30%AMI	1,393	94%	
Verylowincome (>30%but<=50%AMI)	88	6%	
Lowincome (>50%but<80%MI)	1	.01%	
Familieswith children	1,200	81%	
Elderlyfamilies	282	19%	
Familieswith Disabilities			
Race/Black	1,408	95%	
Race/Hispanic	59	4%	
Race/Caucasian	15	1%	

Housing Needs of Families on the Waiting List			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 10 Does the PHA expect to reopen the list in _____ the PHA plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C. Strategy for Addressing Needs

The Housing Authority of the City of Orlando applied for 140 Section 8 Housing Choice Vouchers in conjunction with a Hope VI Demolition and Revitalization Application and with a Demolition only application. Unfortunately, we were not funded for the Demolition and Revitalization or the Demolition only, however, we are still awaiting approval of the Housing Choice Voucher application. If we are funded for these Housing Choice Vouchers we will be better able to address the needs of our residents, families in the jurisdiction and applicants on the waiting list. Our Family Self-Sufficiency Program is not in effect as yet, however, staff personnel have completed the case management study course, our Action Plan is being updated and our residents are aware of the program. We hope to begin the process within the next three months. The Housing Authority will reapply for Hope VI and Demolition in 2002 and will take advantage of any additional Housing Choice Vouchers in the coming year should they become available. The Authority further plans to take measures to improve our PHA scores and employ effective management and maintenance strategies in an effort to increase customer satisfaction.

(1) Strategies

Need: Shortage of affordable

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
 The Housing Authority has offered training to several of the employees last year. One of four Housing Managers successfully completed a Senior Housing Manager training course this year, our Section 8 Program Director and the Section 8 Clerk Typist staff completed the Section 8 Housing Manager Certification course and our maintenance personnel attended HVAC and Lead Based Paint Maintenance Training. The Assistant Executive Director completed the State of New Jersey mandated courses for Directors this year. We anticipate training for our management personnel this year in Occupancy Rules and Regulations. This will foster a better understanding of what is expected of staff and increase communication and working relationships with the residents and the community at large, with the hope that the amount of time units are off-line can be reduced.

- X Reduceturn overtimeforvacatedpublichousingunits
TheHousingAuthorityplanstoreducetheamountoftimeforturnoverofvacated unitsbylimitingtheamountofoutsidecontractingusedto completerepairsinthe unitsandutilizingourmaintenancestaffmoreeffectivelytomakemostrepairsin house.Wenowuseinhousestafftomakemostplumbingrepairsandfor paintingunits.Wewillcontinuethispracticeforaslongasitremainsfeasibleto useinhousepersonnel.
- X Reducetimetorenovatepublichousingunits
TheHousingAuthoritywillprocurecontractingservicesmoreeffectively,thus eliminatingtheneedforunexpectedchangeordersandreduce theamountoftime neededtocompleteunitrenovations.Weanticipatetheemploymentofa ModernizationCoordinator tooverseeourprocurementpracticesandCapital Fundcontracts.
- X Maintainorincreasesection8lease ratesbyestablishingpaymentstandards thatwillenablefami liestorentthroughoutthejurisdiction
TheOrangeHousingAuthorityincreasedthevoucherpaymentstandardsin2000. Wewillmonitortheprogramcloselyandadjustthestandardsasneeded.
- X Maintainorincreasesection8lease ratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
TheHousingAuthorityhasopened,updatedandcloseditsSection8waitinglist in2001.Theyhavesentmassmailingstoapplicantsonthewaitinglistandhave heldseveralmassinterviews,whichincreasedourlease ratesupto utilizationratesfrom 82%tothecurrent95%.Wefeelconfidentthatwecancontinuethistrendto effectivelybuildourprogram.TheHousingAuthoritywillmakeeveryeffortto keepprivateownersinformedoflegislativechangesinprogramrequirements, whicharedesignedtomaketheprogrammoreattractivetoothers.TheHousing Authoritywillofferprintedmaterialtoprivateownersandmanagers toacquaint themwithopportunitiesavailableundertheprogram.TheAuthoritywillalso developworkingrelationships withownersinthejurisdiction.
- X ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordination withbroadercommunitystrategies
Inthe1999ConsolidatedPlansub-section“FiveYearStrategicPlan”for “AffordableHousingStrategy,”EssexCounty statesfourprioritiesto help increasethainventoryofaffordablehousingwithintheconsortium.These prioritiesare:
1. Toexpandthesupplyofaffordablehousingunitsforlowandmoderate incomefamilies,
 2. Tomaintaintheexistingsupplyofaffordablehousingunitsforlowand moderateincomefamilies,
 3. Toproviderentalassistancetolowandverylowincomefamilies,
 4. Toprovideincreasedhousingopportunitieswithsupportservicesforfirsttime homebuyers.

- X Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
The Housing Authority was unsuccessful in obtaining a 2001 Hope VI Demolition and Revitalization Application to demolish its Fr. Rasi Homes complex. The Housing Authority of the City of Orange applied for 140 Section 8 Housing Choice Vouchers in conjunction with the Hope VI Demolition and Revitalization Application and a Demolition only application. If funded, we will use these vouchers to replace inventory lost through relocation.

Strategy 2: Increase the number of affordable housing units by:

- X Apply for additional section 8 units should they become available
The Housing Authority will continue to apply to Section 8 Housing Choice Vouchers when they become available and to support Hope VI efforts.
- X Leverage private or other public funds to create additional housing opportunities:
The Orange Housing Authority will combine efforts with private and public organizations to provide a mechanism through which families receiving public assistance can achieve economic independence through the Family Self-Sufficiency Program, as outlined by the U.S. Department of Housing and Urban Development. The Housing Authority has begun the implementation of its Family Self-Sufficiency Program and our Action Plan has been developed. At the beginning stages, we had several outreach meetings with various agencies who support this program and we have notified our participating residents of the program. At the present time, we are not fully implemented, but anticipate start up within the next three months.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- X Adopt rent policies to support and encourage work
The Housing Authority continues to offer incentives to its residents by encouraging participation in tenant training and work programs. The Authority will partner with Essex County College to offer training programs to our residents with a guarantee of employment upon successful completion. We will also encourage training and work through the Family Self-Sufficiency Program

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- X Employ admissions preferences aimed at families who are working
The Authority updated its Admissions and Occupancy Policy that established a working family preference and will continue to affirmatively market units to accomplish deconcentration.

- X Adoptrent policies to support and encourage work
The Housing Authority will continue to offer incentives to its residents by encouraging their participation in tenant training and work programs as stated above. The Housing Authority will provide rent incentives, such as flat rent and market rents as permitted by the Quality Housing and Work Responsibility Act.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- X Other: (list below)
The Housing Authority has a senior citizen complex that provides assistance to the elderly and disabled. The Authority also markets our senior housing units to our senior and disabled population within the family complexes as well. We also offer family unit accommodation to younger disabled applicants, providing they do not have a physical disability. At the present time, we are assessing the feasibility of restructuring our family complexes to accommodate the physically handicapped.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- X Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
The Housing Authority has designated 10 units in the senior citizens complex that were modified to comply with Section 504 Needs Assessment for Public Housing for disabled individuals. We are assessing the feasibility of restructuring our family complexes to accommodate the physically handicapped.
- X The Authority signed an Order of Compliance with the Department of Housing and Urban Development in 2000. We have amended our Admissions and Occupancy Policy to comply with Fair Housing Equal Opportunity regulations.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
The Housing Authority will continue to market our units to the African American, Latino and Haitian populations, which are the ethnicities in need of housing in our jurisdiction.

Strategy 2: Conduct activities to affirmatively further fair housing

- X Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
The Housing Authority provides and will continue to provide voucher mobility counseling in an effort to further increase assisted housing choices. The Housing Authority maintains lists of available housing submitted by owners in all neighborhoods within the Authority's jurisdiction to ensure greater mobility and housing choices to very low -income households.
- X Market the section 8 program to owners outside of areas of poverty/minority concentrations
The Housing Authority will make every effort to keep private owners outside of poverty/minority areas informed of legislative changes in program requirements, which are designed to make the program more attractive to owners. The Housing Authority will offer printed material, in English and in Spanish or French/Creole, where necessary, in an effort to acquaint private owners and managers with opportunities available to them under the program.

Other Housing Needs & Strategies: (list needs and strategies below)**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- ☐ Staffing constraints
- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☐ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2001grants)		
a) PublicHousingOperatingFund	\$1,987,993.00	
b) PublicHousingCapitalFund	\$1,059,373.00	
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant-BasedAssistance	\$4,265,740.00	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	\$121,971.00	
g) ResidentOpportunityandSelf - SufficiencyGrants		
h) CommunityDevelopmentBlock Grant		
i) HOME		
OtherFederalGrants (listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
3.PublicHousingDwellingRental Income	\$1,260,900.00	
ExcessUtilities	\$5,700.00	
4.Otherincome (listbelow)		
InterestIncome	\$4,950.00	
Non-DwellingIncome	\$24,000.00	
4.Non -federalsources (listbelow)		
CongregateHousingProgram StateDepartmentofCommunity Affairs	\$31,023.00	
Totalresources	\$8,761,650.00	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

A.PublicHousing

(1)Eligibility

- a. Whendoes the PHA verify eligibility for admission to public housing? (select all that apply)
- X When families are within a certain number of being offered a unit:
The Housing Authority begins the verification process for admission when an Applicant comes to number five on the waiting list.
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- X Criminal or Drug-related activity
- X Housekeeping
- X Other (describe)
Previous landlord, if information is available.
- c. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☐ Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)WaitingListOrganization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- X Site-based waiting lists
- b. Where may interested persons apply for admission to public housing?
- X PHA main administrative office
- X PHA development site management office
- c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
1. How many site-based waiting lists will the PHA operate in the coming year?
- Two – One family waiting list at the Fr. Rasi Complex and one senior citizen list at Washington Manor Senior Citizen complex

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously approved site-based waiting list plan)? If yes, how many lists?
3. ☒ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists? Three
Public Housing, Senior Citizen/Disabled, Section 8
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☒ PHA main administrative office
 - ☐ All PHA development management offices
 - ☒ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- X Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- X Household that contributes to meeting income goals (broad range of incomes)
- X Household that contributes to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs

- 2 Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- 2 Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpreference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

- X ThePHAappliespreferenceswithinincometiers
- ☐ Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet incometargeting requirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformationabout therulesofoccupancyofpublichousing(selectallthatapply)

- X ThePHA -residentlease
- X ThePHA'sAdmissionsand(Continued)Occupancy policy
- X PHAbriefingseminarsorwrittenmaterials
- X Othersource(list)
ResidentHandbook

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition?(selectall thatapply)

- ☐ Atanannualreexaminationandleaserenew al
- X Anytimefamilycompositionchanges
- ☐ Atfamilyrequestforrevision
- ☐ Other(list)

(6)DeconcentrationandIncomeMixing

- a.XYes ☐ No:DidthePHA'sanalysisofitsfamily(generaloccupancy)developmentstodetermineconcentrationsofpovertyindicatetheneedfor measurestopromotedeconcentrationofpovertyorincomemixing?

- b.XYes ☐ No:DidthePHAadoptanychangestoits admissionspolicies basedonthe resultsofthere quiredanalysisoftheneedtopromote deconcentrationofpovertyortoassureincomemixing?

c.Iftheanswertobwasyes,whatchangeswereadopted?(selectallthatapply)

- ☐ Adoptionofsite basedwaitinglists
Ifselected,listtargeteddevelopmentsbelow:
- X Employingwaitinglist“skipping”toachievedeconcentrationofpovertyor incomemixinggoalsattargeteddevelopments
Ifselected,listtargeteddevelopmentsbelow:
- X Employingnewadmissionpreferencesattargeteddevelopments

If selected, list targeted developments below:

☐ Other (list policies and development targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

X List (any applicable) developments below:

N.J. 25 - 1 Dr. Walter G. Alexander Court

N.J. 25 - 2 Fr. Rasi Homes

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

X Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

X Criminal or drug -related activity only to the extent required by law or regulation

☐ Criminal and drug -related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug -related activity (list factors below)

X Other (list below)

Income Eligibility Screening

b. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. X Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

X Criminal or drug -related activity

X Other (describe below)

Family Size and Composition _____ n

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

X None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project -based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

X PHA main administrative office -Section 8 Department

☐ Other (list below)

(3) Search Time

a. X Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

Applicant unable to find a suitable unit within the 60 -day period

(4) Admissions Preferences

a. Income targeting

X Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose Section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- X Household that contribute to meeting income goals (broad range of incomes)
- X Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- 1 Household that contribute to meeting income goals (broad range of incomes)
- 1 Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plan to employ preferences for "residents who live and/or work in the jurisdiction" (select one) N/A

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preference to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
☒ Other (list below)

PHA Bulletin Boards

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

1. The family has lost eligibility for, or is awaiting an eligibility determination for a federal, state or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and naturalization act who would be entitled to public health benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.

2. The family would be evicted as a result of the implementation of the minimum rent.

3. The income of the family has decreased because of changed circumstances, including loss of employment .

4. A death in the family has occurred which affects the family circumstances.

5. Other circumstances which may be decided by the Housing Authority on a case by case basis .

All of the above must be proven by the Tenant providing verifiable information in writing to the Housing Authority prior to the rent being delinquent and before the lease is terminated by the Authority. If the Tenant requests a hardship exemption under this section, and the Housing Authority of the City of Orange reasonably determines the hardship to be of a temporary nature, exemptions shall not be granted during a ninety -day period beginning upon the making of the formal request for the exemption. A Tenant may not be evicted during the ninety -day period for nonpayment of rent. In such a case, if the Tenant thereafter demonstrates that the alleged hardship is of a long -term nature and not temporary, the Authority shall retro -actively exempt the Tenant from the minimum rent requirement for the ninety -day period past. This paragraph does not restrict nor prohibit the Housing Authority of the City of Orange from taking legal action to evict the Tenant for other violations of the lease.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non -reimbursed medical expenses of non -disabled or non -elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☒ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☒ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high -rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☒ The "rental value" of the unit
- ☐ Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

A. PHA Management Structure

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
The Housing Authority management structure consists of three primary departments; administration, management and maintenance. The Executive Director, Assistant Executive Director, Administrative Secretary and all department heads make up the Administration Department. The finance department, housing management and Section 8 employees make up the Management Department and all maintenance personnel are encompassed in the Maintenance Department, including Security and Risk Management.

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	529	15%
Section 8 Housing Choice Vouchers	552	10%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification 10	1%
Public Housing Drug Elimination Program (PHDEP)	280	
Other Federal Programs (list individually)		
Comp Grant Program	529	
Capital Fund Program	529	

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

Admissions and Occupancy Policy including
Grievance Procedures
Pet Policy
One Strike You're Out Policy
Tenant Lease

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
One Strike You're Out Policy
Tenant Handbook

6. PHA Grievance Procedures

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established a _____ ny writt grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicants to public _____ housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
X PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office – Section 8 Department
☐ Other (list below)

7. Capital Improvement Needs

A. Capital Fund Activities

Select one:

- X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 1 – Capital Fund Statement

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

- a. X Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

X The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment 2 - Five Year Action Plan

-or-

☐ The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

☐ Yes X No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

X Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below:

N.J. 25 - 2 Father Rasi Homes

☐ Yes X No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

X Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

The Authority plans to begin relocation activities at Fr. Rasi Homes by offering housing choice replacement vouchers for its residents and applying for demolition funding, as well as HOPEVI Demolition and Revitalization.

8. Demolition and Disposition

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Fr. Rasi Home
1b. Development (project) number: NJ0 25-02
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (12/07/00)
5. Number of units affected: 140
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/01/02 b. Projected end date of activity: 03/31/04

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act

of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHA completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHA completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipProgramsAdministeredbythePHA

A.PublicHousing

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)

2.ActivityDescription

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. X Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

2. Program Description:

The Housing Authority had planned to phase in implementation of a Home Ownership Program for the last two years, however, our utilization percentages were low and our efforts were concentrated on increasing lease-up and starting the FSS Program. Utilization has increased to 95%, we will begin implementation of the FSS Program and then possibly add the Home Ownership component, in conjunction with an approval of a HOPEVIR revitalization and Demolition Grant.

a. Size of Program

X Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- X 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

☐ Yes X No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list the criteria below:

12. PHA Community Service and Self-Sufficiency Programs

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes X No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- X Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- X Other (describe)
Partner to administer the FSS Program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- X Public housing admissions policies
- X Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- X Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes X No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 01/15/02)
Public Housing	10	0
Section 8	15	0

- b. X Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - X Informing residents of new policy on admission and reexamination
 - X Actively notifying residents of new policy at times in addition to admission and reexamination.
 - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13.PHASafetyandCrimePreventionMeasures

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents (select allthatapply)

- X Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- X Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- X Residentsfearful fortheirsafetyand/orthesafetyoftheirchildren
- X Observedlower -levelcrime,vandalismand/orgraffiti
- X Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- ☐ Other(describebelow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- X Safetyandsecuritysurveyofresidents
- X Analysisofcrimestatistic sovertimeforcrimescommitted“inandaround” publichousingauthority
- X Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- X Residentreports
- X PHAemployeereports
- X Policereports
- X Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- ☐ Other(describebelow)

3.Whichdevelopmentsaremostaffected?(listbelow)

N.J.25 -1Dr.WalterG.AlexanderCourt

N.J.25 -2Fr.RasiHomes

B. CrimeandDrugPreventionactivities thePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.Listthecrimepreventionactivities thePHAhasundertakenorplanstoundertake: (selectallthatapply)

- X Contractingwithoutsideand/orresidentorganizationsforthe provisionofcrime - and/or drug -preventionactivities
- ☐ CrimePreventionThroughEnvironmentalDesign
- X Activities targetedtoat -riskyouth,adults,orseniors
- X VolunteerResidentPatrol/BlockWatchersProgram
- X Other(describebelow)

The Housing Authority contracted with the City of Orange Township to provide six uniformed police officers, specifically designated to the Authority complexes. In January, 2000 the Housing Police Task Force began this assignment. Since that time, there has been a vast improvement in the incidents of crime in and around the complexes. We have also converted an apartment to a police sub-station to use as a temporary holding area and an office for the Task Force supervisor. We had a temporary setback in 2001, in that the Task Force was taken from our sites for several months and put back into the police workforce, due to a shooting in the city, which left several officers on stress leave. They have since been returned to our complexes and will continue to be on site for the remainder of the contract.

2. Which developments are most affected? (list below)

N.J.25 - 1 Dr. Walter G. Alexander Court

N.J.25 - 2 Fr. Rasi Homes

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- X Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X Police regularly testify in and otherwise support eviction cases
- X Police regularly meet with the PHA management and residents
- X Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- X Other activities (list below)
The City of Orange Township has partnered with the State Department of Justice to implement a Weed and Seed Program. The Housing Authority's Fr. Rasi Homes complex has been designated a targeted area for this program and their activities.

2. Which developments are most affected? (list below)

N.J.25 - 1 Dr. Walter G. Alexander Court

N.J.25 - 2 Fr. Rasi Homes

D. Additional information as required by PHDEP/PHDEP Plan -N/A

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14.RESERVEDFORPETP OLICY

15.CivilRightsCertifications

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewith thePHAPlansandRelatedRegulations.

16.FiscalAudit

1. X Yes ☐ No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?
(Ifno,skipto component17.)
2. X Yes ☐ No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. X Yes ☐ No: Werethereanyfindingsastheresultofthataudit?
4. ☐ Yes X No: Iftherewereanyfindings,doanyremainunresolved?
Ifyes,howmanyunresolvedfindingsremain?
5. ☐ Yes X No: Haveresponsestoanyunresolvedfindingsbeen submittedto HUD?
Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement

1. ☐ Yes X No: IsthePHAengaginginanyactivities thatwillcontribute tothelong - termassetmanagementofitspublichousingstock,including how theAgencywillplanforlong -termoperating,capitalinvestment, rehabilitation,modernization,disposition,andotherneedsthathave notbeenaddressedelsewhereinthisPHAPlan?
2. WhattypesofassetmanagementactivitieswillthePHAundertake?(selectallthat apply)
X Notapplicable
☐ Privatemanagement
☐ Development-basedaccounting
☐ Comprehensivestockassessment
☐ Other:(listbelow)
3. ☐ Yes X No: HasthePHA includeddescriptionsofassetmanagementactivitiesin the optionalPublicHousingAssetManagementTable?

18.OtherInformation

A.ResidentAdvisoryBoardRecommendations

1. X Yes ☐ No: DidthePHAreceiveanycommentsonthePHA Planfromthe ResidentAdvisoryBoard/s?

2.If yes,the comments are:(if comments were received,the PHA **MUST** select one)

☒ Attached at Attachment 3 -Resident Advisory Recommendations

☐ Provided below:

3.In what manner did the PHA address those comments?(select all that apply)

☒ Considered comments,but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments

List changes below:

☐ Other:(list below)

B.Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S.Housing Act of 1937?(If no, continue to question 2;if yes, skip to sub -component C.)

2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents?(If yes, continue to question 3;if no, skip to sub -component C.)

3.Description of Resident Election Process

a.Nomination of candidates for place on the ballot:(select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

☐ Other:(describe)

b.Eligible candidates:(select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other(list)

c.Eligible voters:(select all that apply)

☐ All adult recipients of PHA assistance (public housing and section 8 tenant -based assistance)

☐ Representatives of all PHA resident and assisted family organizations

☐ Other(list)

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Essex County

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

In the 1999 Consolidated Plan sub-section "Five Year Strategic Plan" for "Affordable Housing Strategy," Essex County states four priorities to help increase the inventory of affordable housing within the consortium. These priorities are:

1. To expand the supply of affordable housing units for low and moderate income families,
2. To maintain the existing supply of affordable housing units for low and moderate income families,
3. To provide rental assistance to low and very low income families,
4. To provide increased housing opportunities with support services for first time home buyers.

D. Other Information Required by HUD

Attachments

Attachment1 Capital Fund Statements

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$-0-	\$-0-	\$-0-	\$-0-
2	1406 Operations	\$-0-	\$-0-	\$-0-	\$-0-
3	1408 Management Improvements	\$165,000	\$169,648	\$169,648	\$164,175
4	1410 Administration	\$101,466	\$101,466	\$101,466	\$101,466
5	1411 Audit	\$-0-	\$-0-	\$-0-	\$-0-
6	1415 Liquidated Damages	\$-0-	\$-0-	\$-0-	\$-0-
7	1430 Fees and Costs	\$11,380	\$11,380	\$11,380	\$11,380
8	1440 Site Acquisition	\$-0-	\$-0-	\$-0-	\$-0-
9	1450 Site Improvement	\$-0-	\$-0-	\$-0-	\$-0-
10	1460 Dwelling Structures	\$732,752	\$728,124	\$728,124	\$673,908
11	1465.1 Dwelling Equipment — Nonexpendable	\$-0-	\$-0-	\$-0-	\$-0-
12	1470 Non dwelling Structures	\$-0-	\$-0-	\$-0-	\$-0-
13	1475 Non dwelling Equipment	\$4,070	\$4,070	\$4,070	\$4,070
14	1485 Demolition	\$-0-	\$-0-	\$-0-	\$-0-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
X Performance and Evaluation Report for Period Ending: 12/31/01					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve	\$-0-	\$-0-	\$-0-	\$-0-
16	1492 Moving to Work Demonstration	\$-0-	\$-0-	\$-0-	\$-0-
17	1495.1 Relocation Costs	\$-0-	\$-0-	\$-0-	\$-0-
18	1499 Development Activities	\$-0-	\$-0-	\$-0-	\$-0-
19	1501 Collateralization or Debt Service	\$-0-	\$-0-	\$-0-	\$-0-
20	1502 Contingency	\$-0-	\$-0-	\$-0-	\$-0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,014,668	\$1,014,668	\$1,014,668	\$1,014,668
22	Amount of line 21 Related to LBP Activities	\$-0-	\$-0-	\$-0-	\$-0-
23	Amount of line 21 Related to Section 504 compliance	\$-0-	\$-0-	\$-0-	\$-0-
24	Amount of line 21 Related to Security – Soft Costs	\$62,098	\$66,746	\$66,746	\$66,746
25	Amount of line 21 Related to Security – Hard Costs	\$9,850	\$9,850	\$9,850	\$7,020
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange			Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ25 -1	1. Paint all Apartments	1460		\$75,000	\$79,387	\$79,387	\$79,387	
Dr. Walter G.	2. Elevator Upgrades	1460		\$211,451	\$211,451	\$211,451	\$210,745	
Alexander Court	3. Entranceway Doors	1460		\$40,000	\$29,772	\$29,772	\$11,892	
	4. Replace Roofs	1460		\$35,000	\$35,000	\$35,000	\$27,893	
2. NJ25 -2	1. Paint all Apartments	1460		\$75,000	\$79,387	\$79,387	\$79,387	
Father Rasi	2. Elevator Upgrades	1460		\$211,451	\$211,451	\$211,451	\$211,451	
Homes	3. Entranceway Doors	1460		\$40,000	\$29,772	\$29,772	\$11,892	
	4. Replace Roofs	1460		\$35,000	\$35,000	\$35,000	\$27,893	
3. NJ25 -3	1. Security Improvements	1460		\$9,850	\$9,850	\$9,850	\$7,020	
Washington	2. Refrigerators & Stoves	1460		\$ -0-	\$7,054	\$7,054	\$7,054	
Manor								
4. Management	1. Staff Training	1408		\$ 12,902	\$12,902	\$12,902	\$10,193	
Improvements	2. Security	1408		\$62,098	\$66,746	\$66,746	\$66,746	
	3. Tenant Training	1408		\$90,000	\$90,000	\$90,000	\$87,236	
5. Administration	1. Pay Part of Executive Director's	1410		\$25,000	\$25,000	\$25,000	\$25,000	
	Salary							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02570899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	2. Modernization Coordinator	1410		\$76,466	\$76,466	\$76,466	\$76,466	
6. Fees & Costs	1. Architectural & Engineering Services	1430		\$4,580	\$4,580	\$4,580	\$4,580	
	2. Consulting Services	1430		\$6,800	\$6,800	\$6,800	\$6,800	
7. Non - Dwelling Equipment	1. Upgrade Computer Hardware	1475		\$4,070	\$4,070	\$4,070	\$4,070	
	GRAND TOTALS			\$1,014,688	\$1,014,688	\$1,014,688	\$1,014,688	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Orange			Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02570899 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ25 -1	3/31/01		3/31/01	3/31/02			
Dr. Walter G.							
Alexander Court							
2. NJ25 -2	3/31/01		3/31/01	3/31/02			
Fr. Rasi Homes							
3. NJ25 -3	3/31/01		3/31/01	3/31/02			
Washington Manor							
4. Management	3/31/01		6/30/00	3/31/02		6/30/00	
Improvements							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$ -0-	\$ -0-	\$ -0-	\$ -0-
2	1406 Operations	\$ -0-	\$ -0-	\$ -0-	\$ -0-
3	1408 Management Improvements	\$110,000	\$110,000	\$110,000	\$2,800
4	1410 Administration	\$103,597	\$103,597	\$103,597	\$103,597
5	1411 Audit	\$ -0-	\$ -0-	\$ -0-	\$ -0-
6	1415 Liquidated Damages	\$ -0-	\$ -0-	\$ -0-	\$ -0-
7	1430 Fees and Costs	\$32,203	\$39,680	\$39,680	\$39,680
8	1440 Site Acquisition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
9	1450 Site Improvement	\$100,000	\$100,000	\$100,000	\$100,000
10	1460 Dwelling Structures	\$685,000	\$677,523	\$677,523	\$113,588
11	1465.1 Dwelling Equipment — Nonexpendable	\$ -0-	\$ -0-	\$ -0-	\$ -0-
12	1470 Nondwelling Structures	\$ -0-	\$ -0-	\$ -0-	\$ -0-
13	1475 Nondwelling Equipment	\$5,178	\$5,178	\$5,178	\$3,130
14	1485 Demolition	\$ -0-	\$ -0-	\$ -0-	\$ -0-
15	1490 Replacement Reserve	\$ -0-	\$ -0-	\$ -0-	\$ -0-
16	1492 Moving to Work Demonstration	\$ -0-	\$ -0-	\$ -0-	\$ -0-
17	1495.1 Relocation Costs	\$ -0-	\$ -0-	\$ -0-	\$ -0-
18	1499 Development Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-
19	1501 Collateralization or Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
20	1502 Contingency	\$ -0-	\$ -0-	\$ -0-	\$ -0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,035,978	\$1,035,978	\$1,035,978	\$362,795
22	Amount of line 21 Related to LBP Activities	\$ -0-	\$ -0-	\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	\$ -0-	\$ -0-	\$ -0-	\$ -0-
24	Amount of line 21 Related to Security – Soft Costs	\$90,000	\$90,000	\$90,000	\$ -0-
25	Amount of Line 21 Related to Security – Hard Costs	\$145,000	\$145,000	\$145,000	\$4,582
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-	\$ -0-	\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ25 -1	1. Upgrade & Repave Parking Lot	1450	100%	\$45,000	\$45,000	\$45,000	\$45,000	
Dr. Walter G.	2. Landscaping	1450	100%	\$5,000	\$5,000	\$5,000	\$5,000	
Alexander Court	3. Upgrade Stairwells/Hallways	1460		\$100,000	\$100,000	\$100,000	\$8,268	
	4. Miscellaneous Plumbing Repairs	1460		\$ 50,000	\$50,000	\$50,000	\$42,393	
	5. Repair/Replace Apartment Doors	1460		\$45,000	\$45,000	\$45,000	\$2,459	
	6. Upgrade Elevators	1460		\$45,000	\$45,000	\$45,000	\$ -0-	
	7. Security Improvements	1460		\$ 10,000	\$10,000	\$10,000	\$2,291	
2. NJ25 -2	1. Upgrade & Repave Parking Lot	1450	100%	\$45,000	\$45,000	\$45,000	\$45,000	
Father Rasi	2. Landscaping	1450	100%	\$5,000	\$5,000	\$5,000	\$5,000	
Homes	3. Upgrade Stairwells/Hallways	1460		\$100,000	\$100,000	\$100,000	\$3,084	
	4. Miscellaneous Plumbing Repairs	1460		\$50,000	\$50,000	\$50,000	\$37,790	
	5. Repair/Replace Apartment Doors	1460		\$45,000	\$ 45,000	\$45,000	\$2,015	
	6. Upgrade Elevators	1460		\$45,000	\$45,000	\$45,000	\$ -0-	
	7. Security Improvements	1460		\$10,000	\$10,000	\$10,000	\$2,291	
3. NJ25 -3	1. Upgrade Elevators	1460		\$60,000	\$52,523	\$52,523	\$ -0-	
Washington	2. Security Improvements	1460		\$125,000	\$125,000	\$125,000	\$12,997	
Manor								

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
4. Management Improvements	1. Upgrade Computer Software	1408		\$5,000	\$5,000	\$5,000	\$2,800	
	2. Staff Training	1408		\$5,000	\$5,000	\$5,000	\$ -0-	
	3. Security	1408		\$90,000	\$90,000	\$90,000	\$ -0-	
	4. Commissioner & Executive Director Training Courses	1408		\$10,000	\$10,000	\$10,000	\$ -0-	
5. Administration	1. Pay Part of Executive Director's Salary	1410		\$25,000	\$38,557	\$38,557	\$38,557	
	2. Modernization Coordinator	1410		\$78,597	\$65,040	\$ 65,040	\$65,040	
6. Fees & Costs	1. Architectural & Engineering Fees	1430		\$25,403	\$32,880	\$32,880	\$32,880	
	2. Consulting Services	1430		\$6,800	\$6,800	\$6,800	\$6,800	
7. Non -Dwelling Equipment	1. Upgrade Computer Hardware	1475		\$5,178	\$5,178	\$5,178	\$3,130	
	GRAND TOTALS			\$1,035,978	\$1,035,978	\$1,035,978	\$1,035,978	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Orange			Grant Type and Number Comprehensive Grant Program Fund No: NJ39P0 2550100 Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1.NJ25 -1	12/31/01		12/31/01	12/31/02			
Dr. Walter G.							
Alexander Court							
2.NJ25 -2	12/31/01		12/31/01	12/31/02			
Fr. Rasi Homes							
3.NJ25 -3	12/31/01		12/31/01	12/31/02			
Washington Manor							

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$ -0-		\$ -0-	\$ -0-
2	1406 Operations	\$ -0-		\$ -0-	\$ -0-
3	1408 Management Improvements	\$145,000		\$100,000	\$ -0-
4	1410 Administration	\$100,000		\$100,000	\$82,104
5	1411 Audit	\$ -0-		\$ -0-	\$ -0-
6	1415 Liquidated Damages	\$ -0-		\$ -0-	\$ -0-
7	1430 Fees and Costs	\$50,978		\$50,978	\$44,178
8	1440 Site Acquisition	\$ -0-		\$ -0-	\$ -0-
9	1450 Site Improvement	\$250,000		\$181,472	\$181,472
10	1460 Dwelling Structures	\$478,395		\$54,049	\$54,049
11	1465.1 Dwelling Equipment — Nonexpendable	\$ -0-		\$ -0-	\$ -0-
12	1470 Nondwelling Structures	\$30,000		\$2,125	\$2,125
13	1475 Nondwelling Equipment	\$5,000		\$ -0-	\$ -0-
14	1485 Demolition	\$ -0-		\$ -0-	\$ -0-
15	1490 Replacement Reserve	\$ -0-		\$ -0-	\$ -0-
16	1492 Moving to Work Demonstration	\$ -0-		\$ -0-	\$ -0-
17	1495.1 Relocation Costs	\$ -0-		\$ -0-	\$ -0-
18	1499 Development Activities	\$ -0-		\$ -0-	\$ -0-
19	1501 Collateralization or Debt Service	\$ -0-		\$ -0-	\$ -0-
20	1502 Contingency	\$ -0-		\$ -0-	\$ -0-
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,059,373		\$388,624	\$363,928
22	Amount of line 21 Related to LBP Activities	\$ -0-		\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) X Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	\$ -0-		\$ -0-	\$ -0-
24	Amount of line 21 Related to Security – Soft Costs	\$125,000		\$ -0-	\$ -0-
25	Amount of Line 21 Related to Security – Hard Costs	\$ -0-		\$ -0-	\$ -0-
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-		\$ -0-	\$ -0-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ25 -1	1. Site Improvements	1450		\$125,000		\$90,736	\$90,736	
Dr. Walter G.	2. Basement/Community Room	1460		\$10,000		\$ -0-	\$ -0-	
Alexander Court	3. Smoke Detectors	1460		\$15,000		\$15,880	\$15,880	
	4. Repair Day Care/Community Building	1470		\$15,000		\$2,125	\$2,125	
2. NJ25 -2	1. Site Improvements	1450		\$125,000		\$90,736	\$90,736	
Father Rasi	2. Smoke Detectors	1460		\$15,000		\$3,881	\$3,881	
Homes	3. Repair Day Care/Community Building	1470		\$15,000		\$ -0-	\$ -0-	
3. NJ25 -3	1. Hallway Ventilation	1460		\$100,000		\$4,452	\$4,452	
Washington	2. Hallway Lighting	1460		\$100,000		\$7,150	\$7,150	
Manor	3. Paint All Apartments	1460		\$190,000		\$22,686	\$22,686	
	4. Smoke Detectors	1460		\$25,000		\$ -0-	\$ -0-	
	5. Repair Fire Alarm System	1460		\$23,395		\$ -0-	\$ -0-	
4. Non-Dwelling	1. Upgrade Computer Hardware	1475		\$5,000		\$ -0-	\$ -0-	
Equipment								

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
5. Management Improvements	1. Upgrade Computer Software	1408		\$5,000		\$ -0-	\$ -0-	
	2. Staff Training	1408		\$5,000		\$ -0-	\$ -0-	
	3. Security	1408		\$125,000		\$ -0-	\$ -0-	
	4. Commissioner & Executive Director Training Courses	1408		\$10,000		\$ -0-	\$ -0-	
6. Administration	1. Pay Part of Executive Director's Salary	1410		\$25,000		\$ -0-	\$ -0-	
	2. Modernization Coordinator and Staff	1410		\$75,000		\$ -0-	\$ -0-	
6. Fees & Costs	1. Architectural & Engineering Fees	1430		\$44,178		\$44,178	\$44,178	
	2. Consulting Services	1430		\$6,800		\$6,800	\$ -0-	
	GRAND TOTALS			\$1,59,373		\$388,624	\$363,928	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Orange			Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550101 Replacement Housing Factor No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ25 -1	9/30/02			12/31/03			
Dr. Walter G.							
Alexander Court							
2. NJ25 -2	9/30/02			12/31/03			
Fr. Rasi Homes							
3. NJ 25-3	9/30/02			12/31/03			
Washington Manor							
5. Management	9/30/02			12/31/03			
Improvements							

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	\$ -0-			
2	1406 Operations	\$ -0-			
3	1408 Management Improvements	\$145,000			
4	1410 Administration	\$100,000			
5	1411 Audit	\$ -0-			
6	1415 Liquidated Damages	\$ -0-			
7	1430 Fees and Costs	\$60,000			
8	1440 Site Acquisition	\$ -0-			
9	1450 Site Improvement	\$ -0-			
10	1460 Dwelling Structures	\$520,000			
11	1465.1 Dwelling Equipment — Nonexpendable	\$ -0-			
12	1470 Nondwelling Structures	\$ -0-			
13	1475 Nondwelling Equipment	\$5,000			
14	1485 Demolition	\$ -0-			
15	1490 Replacement Reserve	\$ -0-			
16	1492 Moving to Work Demonstration	\$ -0-			
17	1495.1 Relocation Costs	\$ -0-			
18	1499 Development Activities	\$230,000			
19	1501 Collateralization or Debt Service	\$ -0-			
20	1502 Contingency	\$ -0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,060,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Housing Authority of the City of Orange		Grant Type and Number Capital Fund Program Grant No: NJ39P02550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	\$ -0-			
23	Amount of line 21 Related to Section 504 compliance	\$ -0-			
24	Amount of line 21 Related to Security – Soft Costs	\$1 25,000			
25	Amount of Line 21 Related to Security – Hard Costs	\$300,000			
26	Amount of line 21 Related to Energy Conservation Measures	\$ -0-			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
1. NJ25 -1	1. Upgrade Security System	1460		\$85,000				
Dr. Walter G.								
Alexander Court								
2. NJ25 -2	1. Upgrade Security System	1460		\$85,000				
Father Rasi								
Homes								
3. NJ25 -3	1. Install New Telephone System	1460		\$100,000				
Washington	2. Upgrade Fire Alarm System	1460		\$50,000				
Manor	3. Upgrade Security System	1460		\$100,000				
	4. Renovate Community Room Kitchen and Public Bathrooms	1460		\$50,000				
	5. Office Upgrade	1460		\$50,000				
4. HA -Wide	1. Upgrade Computer Hardware	1475		\$5,000				
Non -Dwelling								
Equipment								
5. Management	1. Upgrade Computer Software	1408		\$5,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Orange		Grant Type and Number Comprehensive Grant Program Fund Grant No: NJ39P02550102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Improvement	2. Staff Training	1408		\$5,000				
	3. Security	1408		\$125,000				
	4. Commissioner & Executive Director Training Courses	1408		\$10,000				
6. Administration	1. Pay Part of Executive Director's, Assistant Executive Director's and Modernization Coordinator's Salary	1410		\$100,000				
7. Fees & Costs	1. Architectural & Engineering Fees	1430		\$53,200				
	2. Consulting Services	1430		\$6,800				
8. Development Activities	1. Funds in Support of HOPE VI Activities	1499		\$230,000				
	GRAND TOTALS			\$1,060,000				

Annual Statement/ Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Orange			Grant Type and Number Comprehensive Grant Program Fund No: NJ39P02550102 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1. NJ25 -1	9/30/03			12/31/04			
Dr. Walter G.							
Alexander Court							
2. NJ25 -2	9/30/03			12/31/04			
Fr. Rasi Homes							
3. NJ25 -3	9/30/03			12/31/04			
Washington Manor							
5. Management	9/30/03			12/31/04			
Improvements							

Attachment2CapitalFundProgramFiveYearActionPlan

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameHousingAuthorityof theCityofOrange				XOriginal5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1 2001	WorkStatementforYear2 FFYGrant:2003 PHAFY: 2003	WorkStatementforYear3 FFYGrant:2004 PHAFY:2004	WorkStatementforYear4 FFYGrant:2005 PHAFY:2005	WorkStatementforYear5 FFYGrant:2006 PHAFY:2006
	Annual Statement				
1.NJ25 -1			\$3 50,000	\$250,000	\$250,000
Dr.WalterG. AlexanderCourt					
2.NJ25 -2			\$350,000	\$250,000	\$250,000
Fr.RasiHomes					
3.WashingtonManor		\$750,000	\$50,000	\$2 50,000	\$250,000
4.HA -Wide		\$310,000	\$310,000	\$310,000	\$310,000
CFPFundsListedfor 5-yearplanning		\$1,060,000	\$1,060,000	\$1,060,000	\$1,060,000
ReplacementHousing FactorFund s					

CapitalFundProgramFive -YearActionPlan
 PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: 2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear: 3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	1.NJ25 -3	1.InstallWoodCloset	\$450,000	1.NJ25 -1Dr. Walter	1.PaintAllUnitsand	\$200,000
Annual	WashingtonManor	Doors		G.AlexanderCourt	CommonAreas	
Statement		2.UpgradeIntercom	\$100,000		2.SiteImprovements	\$150,000
		System		2.NJ25 -2	1.PaintAllUnitsand	\$200,000
		3.PaintallApartments	\$200,000	Fr.RasiHomes	CommonA reas	
		AndCommonAreas			2.SiteImprovements	\$150,000
				3.NJ25 -3	1.SiteImprovements	\$50,000
	2.Non -Dwelling	1.UpgradeComputer	\$5,000	WashingtonManor		
	Equipment	Hardware				
				4.Non -Dwelling	1.Upgra deComputer	\$5,000
	3.HA -Wide	1.Management	\$145,000	Equipment	Hardware	
		Improvements				
				5.HA -Wide	1.Management	\$145,000
		2.Administration	\$100,000		Improvements	
		3.FeesandCosts	\$60,000		2. Administration	\$100,000
					3.FeesandCosts	\$60,000
TotalCFPEstimatedCost			\$1,060,000			\$1,060,000

CapitalFundProgramFive -YearActionPlan
 PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: 4 FFYGrant:2005 PHAFY:2005			ActivitiesforYear: 5 FFYGrant:2006 PHAFY:2006		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	1.NJ25 -1	1.CompleteApart -	\$250,000	1.NJ25 -1	1.CompleteApart -	\$250,000
Annual	Dr.WalterG.	mentRenovations		Dr.WalterG.	mentRenovations	
Statement	AlexanderCourt	(25Apts.)		AlexanderCourt	(25Apts.)	
	2.NJ25 -2	1.CompleteApart -	\$250,000	2.NJ25 -2	1.CompleteApart -	\$250,000
	FatherRasiHomes	mentRenovations			mentRenovations	
		(25Apts.)			(25Apts.)	
	3.NJ25 -3	1.CompleteApar t-	\$250,000	3.NJ25 -3	1.CompleteApart -	\$250,000
	WashingtonManor	mentRenovations		WashingtonManor	mentRenovations	
		(50Apts.)			(50Apts.)	
	4.Non -Dwelling	1.UpgradeComputer	\$5,000	4.Non -Dwelling	1.UpgradeComputer	\$5,000
	Equipment	Hardware		Equipment	Hardware	
	5.HA -Wide	1.Management	\$145,000	5.HA -Wide	1.Management	\$145,000
		Improvements			Improvements	
		2.Administration	\$100, 000		2.Administration	\$100,000
		3.Fees&Costs	\$60,000		3.Fees&Costs	\$60,000
TotalCFPEstimatedCost			\$1,060,000			\$1,060,000

Attachment3ResidentAdvisoryBoardComments

The Resident Advisory Meeting was held on January 16, 2002 at 5:00 p.m. The Resident Advisory Board consists of eighteen residents. The following residents were in attendance:

Lona Wiggins, 339 Mechanic Street, Apt. 406, Orange, New Jersey
Edward Wadood, 340 Thomas Boulevard, Orange, New Jersey
Ellen Key, 340 Thomas Boulevard, Orange, New Jersey
Constance Archie, 340 Gray Street, Apt., Orange, New Jersey
Aretha Leslie, 340 Thomas Boulevard, Orange, New Jersey

Also in attendance were Executive Director Lawrence Jackson and Assistant Executive Director Judith Aquino.

Mrs. Wiggins would like to see the Board of Commissioners meetings held at the family sites and she questioned why this year's meeting schedule had only two dates at the family sites. The Director explained that space is a concern and that the summer months are difficult without air conditioning. He said these dates are subject to change.

Mrs. Wiggins also wanted to know when the entrance doors will be locked. She said there are strangers sleeping in the hallways and if the doors were locked, this would not happen. Ms. Archie voiced concerns about security in the buildings. They said when you call the police they do not come and when they do, they don't get out of their cars. They requested a Community Round Table meeting with members of the City Council, the Police Department Director, the Housing Authority and the residents. They also would like to see the managers more accessible to the residents. They asked about the Family Self Sufficiency Program and Hope VI. The Director told them that we would be starting the FSS Program this year and would be reapplying for a Hope VI as well.

Theseniorswouldliketoseetheirbuildingcleanerandwouldlikemoreaccesstothecommunityroomkitchenandthelaundry room. Mr.Wadoodsaidsometimestheywanttositinthecommunityroomandwatchtelevisionandthekitchenisnot availableiftheywanttouseit,maybetopopcorninthemicrowave.Mr.Wadoodwouldliketoseethelaundryroom openedonSundayforthose residentswhoserelativescometohelpthemonweekends.Theywouldalsoliketoseeavending machineonthepremises.

Mrs.KeyandMrs.Lesliewantedtoknowwhenthehallwaysweregoingtobepaintedandwhentheclosetdoorsinthe apartmentswould bereplaced.TheDirectortoldthemthattheywerereplacingtheclosetsinoneapartmentasademoandif allgoeswellwiththat,theywouldthenbeginreplacingalltheclosetdoorsineachunit.

Theseniорssaidthatnowthatwehaveacomputerlear ningcenteronsite,theywouldlikeforustohaveinstructionsatthe complex,ratherthanhavingtheresidentsbusedtotheanotherlocationfortraining.TheDirectorexplainedthatthecomputers wehaveonsitearepartofanACEGrantthroughtheBo ardofEducationandthespecificationsofthegrantcalledfortraining tobedoneatanotherlocation.Hesaidtheroomhereisforpracticingwhatistaughtinthetrainingclass,orforresidentsto use.

Themeetingwasadjournedat7:15p.m.

Attachment4VoluntaryConversionofDevelopmentsfromPublicHousingStockInitialAssessments

Component10(B)VoluntaryConversionInitialAssessments

- a. HowmanyofthePHA'sdevelopmentsaresubjecttotheRequiredInitialAssessments?
Two.
- b. Howmayo fthePHA'sdevelopmentsarenotsubjecttotheRequiredInitialAssessmentsbasedonexemptions
(e.g.,elderlyand/ordisableddevelopmentsnotgeneraloccupancyprojects)?
One.
- c. HowmanyAssessmentswereconductedforthePHA'scovereddevelopments?
One foreachdevelopment.
- d. IdentifyPHAdependments that maybe appropriate for conversion based on the Required Initial Assessments:

Dr.WalterG.AlexanderCourt	140units
Fr.AcursioRasiHomes	140units
- e. IfthePHAhasnotcompletedtheRequiredIni tialAssessments,describethestatusoftheseassessments.
RequiredInitialAssessments have been completed.

